

## \$524,900 - 4 Cobblestone Gate, Spruce Grove

MLS® #E4454495

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

MOVE IN READY! Welcome Home to Copperhaven - Spruce Grove. Quality built Willow Single Family Floorplan by Rohit Homes. BACKS ONTO GREEN SPACE. Perfect family community. Walking distance to three school, trails, parks, and more. Great place to call home and to invest in your future. Ethereal Zen Design with upgrades throughout. Double Attached Garage. Walk through Pantry. 1969 Sq Ft, 3 Bedrooms + Office, 2.5 Bathrooms with Open Concept 9'™ Ceilings. Side Entrance with Rough In Secondary Legal Suite Potential. Upper Floor Laundry and Bonus Room and Private Office. Master with Ensuite and Walk In Closet. His and her sinks. Practical floor plan with functional room sizes and open concept flows throughout the home. APPLIANCE INCLUDED, DECK INCLUDED, TRIPLE PANE WINDOWS, QUARTZ COUNTER TOPS, HIGH EFFICIENCY FURNACE. MOVE IN READY - QUICK POSSESSION.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454495  |
| Price     | \$524,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4 Cobblestone Gate |
| Area        | Spruce Grove       |
| Subdivision | Copperhaven        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4E4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Backs Onto Park/Trees, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

**Additional Information**

Date Listed            August 23rd, 2025  
Days on Market      61  
Zoning                Zone 91

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